



# Cauldwell

PROPERTY SERVICES



## Flat 4 Wharf View, 10 Park Street, Milton Keynes, MK9 4DD

**£250,000**

A great opportunity to acquire this modern apartment, ideally situated alongside the Grand Union Canal and a newly created marina in Central Milton Keynes. This exceptional apartment is located on the first floor and boasts secure communal entry system, a balcony overlooking the marina, secure underground allocated parking and a lift. The accommodation includes an entrance hallway with a utility cupboard, an open plan living, dining and stylish modern kitchen area with integrated appliances, balcony, a bedroom with mirror fitted wardrobes and a bathroom. Council tax band B. Energy rating C.

## ENTRANCE HALL

Accessed via communal areas. Lift access. Mobile phone controlled intercom entry system. Storage cupboard. Utility cupboard with washing machine and tumble dryer. Combi heating unit. Skimmed ceiling. Amtico flooring. Doors to all rooms.

## LIVING ROOM 22'6" x 11'10" (6.88 x 3.61)



Double glazed patio doors to balcony with light controls and canal views. Television, telephone and internet point. Two wall mounted radiators. Multi media connection point. Skimmed ceiling. Amtico flooring.

## KITCHEN



Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half sink drainer unit and mixer tap. Built in electric hob and over with glass splash back and extractor hood over. Built in fridge freezer and dishwasher. Skimmed ceiling. Under unit lighting. Amtico flooring. Ventilation system.

## BEDROOM ONE 14'4" x 11'1" (4.39 x 3.40)



Double glazed window to rear. Wall mounted radiator. Television, telephone and internet point. Built in wardrobe.

## BATHROOM



Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin. Shaver point. Extractor. Heated towel rail. Part tiled walls.

## OUTSIDE



Secure underground parking.

## LEASEHOLD DETAILS

THE LEASE WAS FORMED IN 2017 FOR 250 YEARS, WE HAVE BEEN ADVISED BY THE CURRENT OWNER THAT THE YEARLY SERVICE CHARGE IS £1420 AND THE GROUND RENT IS £200.

## COUNCIL TAX BAND

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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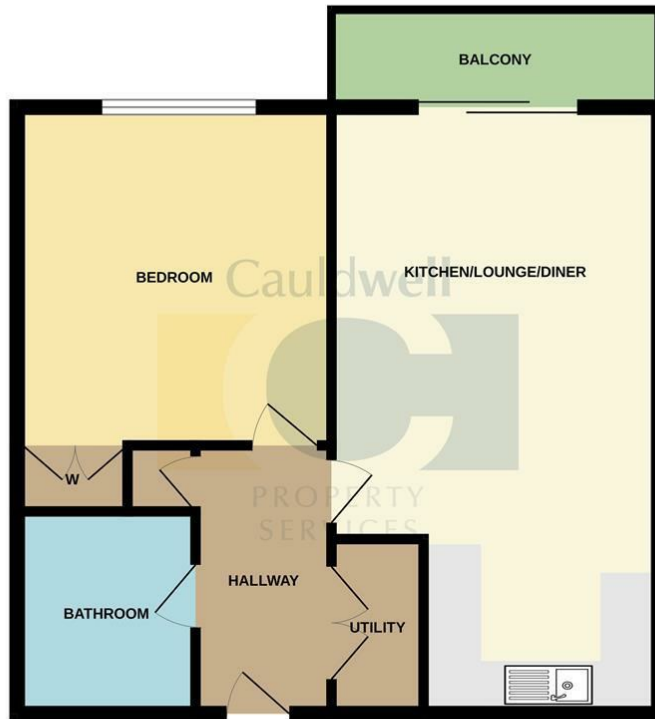
all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

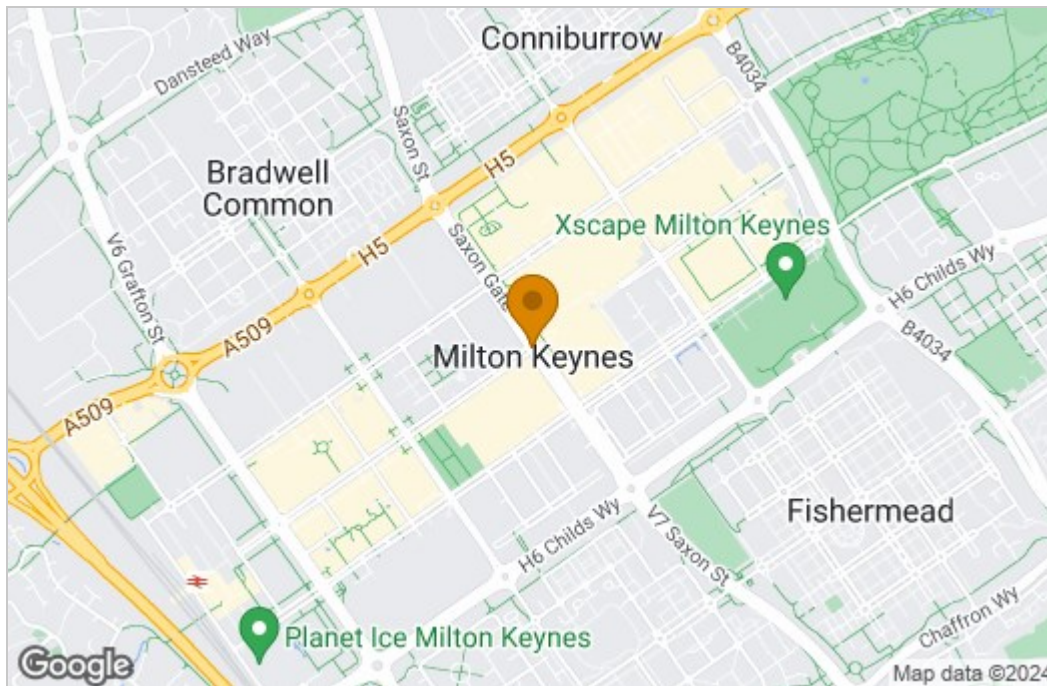
# Floor Plan

## GROUND FLOOR

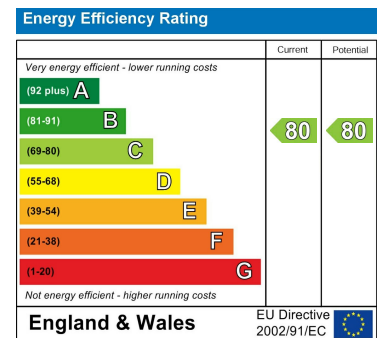


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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